

IN RE: PETITION FOR ADMIN. VARIANCE
SE/S Padonia Road, 1,080' E of
the c/l of Falls Road
(1017 West Padonia Road)
8th Election District
3rd Councilmanic District

Harry S. Prechtel, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-235-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 1017 West Padonia Road, located in the vicinity of Falls Road in Cockeysville. The Petition was filed by the owners of the property, Harry S. and Patricia A. Prechtel. The Petitioners seek relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 20 feet in lieu of the maximum permitted 15 feet, for a proposed pole barn. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the surrounding locale and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

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ORDER RECEIVED FOR FILING

Date


By

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 2nd day of January, 1997 that the Petition for Administrative Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 20 feet in lieu of the maximum permitted 15 feet, for a proposed pole barn, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

COPIES RECEIVED FOR FILING
Date 1/2/97
by [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

January 2, 1997

Mr. & Mrs. Harry S. Prechtel
1017 W. Padonia Road
Cockeysville, Maryland 21030

RE: PETITION FOR ADMINISTRATIVE VARIANCE
SE/S Padonia Road, 1,080' E of the c/l of Falls Road
(1017 West Padonia Road)
8th Election District - 3rd Councilmanic District
Harry S. Prechtel, et ux - Petitioners
Case No. 97-235-A

Dear Mr. & Mrs. Prechtel:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File



RECEIVED BALTIMORE

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

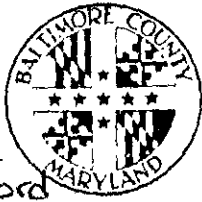
That the Affiant(s) does/do presently reside at 1017 West Padonia Road
address
Cockeysville, MD 21030
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Due to PRACTICAL DIFFICULTY the 15 foot height restriction
is not sufficient to accommodate a 13.5 foot opening for a
travel trailer. We request a variance to construct a
POLE BARN to a maximum height of 20 feet.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Harry S. Prechtel
(signature)
HARRY S. PRECHTEL
(type or print name)



Patricia A. Prechtel
(signature)
Patricia A. Prechtel
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of November, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Harry S. Prechtel & Patricia A. Prechtel

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

11/14/96
date

Elizabeth A. Richardson
NOTARY PUBLIC

My Commission Expires:

ELIZABETH A. RICHARDSON
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires March 12, 2000

ZONING DESCRIPTION FOR 1017 Padonia Rd. Cockeysville 21030

Beginning at a point on the Southeast side of

Padonia Rd which is 30' (Proposed 60')

wide at the distance of 1080[±] of the

centerline of the nearest improved intersecting street Falls Rd

which is 30' wide. As recorded

in Deed Liber 4459 Folio 31. Metes and Bounds being N 32° 11' W

415.61', N 5° 03' E 68.67',

S 84° 57' E 539.52', S 37° 58' W 349.73'

to the place of beginning, containing 91171.08 square

feet or 2.093 acres and located in the 8th

Election District, 3rd Councilmanic District.

235

MICROFILMED

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 023530

DATE Dec. 2, 1996 ACCOUNT E-001-015-000

AMOUNT \$ 50.00

RECEIVED FROM: PRECHTEL

010 - Variance = \$50.00 Taken by NPF
FOR: Item # 235 ; Case # 97-235-A

MICROFILMED
RECEIVED
DEC 7 1996

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 235 Petitioner: HARRY S. PRECHTEL

Location: 1017 PADONIA RD Cockeysville, MD. 21030

PLEASE FORWARD ADVERTISING BILL TO:

NAME: HARRY S. PRECHTEL

ADDRESS: Box 1326 Falls Road
Brooklandville, MD 21022

PHONE NUMBER: 410-252-5636

CERTIFICATE OF POSTING

RE: Case No.: 97-235-A

Petitioner/Developer: HARRY PRECHTEL, ETAL

Date of Hearing/Closing: 12/30/96

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #1017 W. PADONIA RD.

The sign(s) were posted on

12/3/96
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 12/4/96

(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

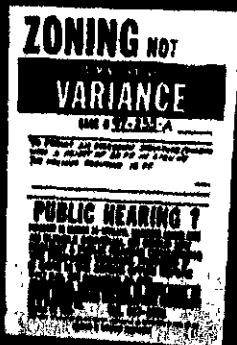
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

Pager (410) 646-8354



CASE #97-235-A @ #1017
W. PADONIA RD.
MR. & MRS. HARRY PRECHTEL
CL. 12/30/96

MICROFILMED

ITEM # 235

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 12-15-96

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 97-235-A

To permit an accessory structure (pole barn) with
a height of 20ft. in lieu of the maximum
required 15 ft.

PUBLIC HEARING ?

**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

DECEMBER 30, 1996

**ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391**

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 13, 1996

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-235-A (Item 235)

1017 W. Padonia Road

SE/S Padonia Road, 1080' +/- of c/l Falls Road

8th Election District - 3rd Councilmanic

Legal Owner(s): Harry S. Prechtel and Patricia A. Prechtel

Post by Date: December 15, 1996

Closing Date: December 30, 1996

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Harry and Patricia Prechtel

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 31, 1996

Mr. and Mrs. Harry S. Prechtel
1017 W. Padonia Road
Cockeysville, MD 21030

RE: Item No.: 235
Case No.: 97-235-A
Petitioner: Harry Prechtel, et ux

Dear Mr. and Mrs. Prechtel:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on December 2, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a circular stamp that contains the same name.

W. Carl Richards, Jr.
Zoning Supervisor

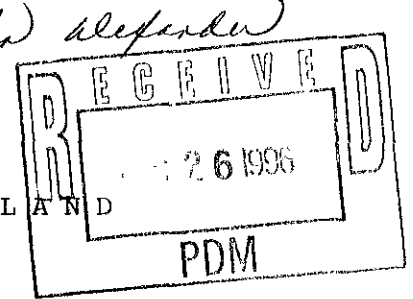
WCR/re
Attachment(s)



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BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE



TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: Dec. 23, 1996

FROM: *RWB* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for December 23, 1996
Item Nos (235), 237, 239, 240,
241, 242

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

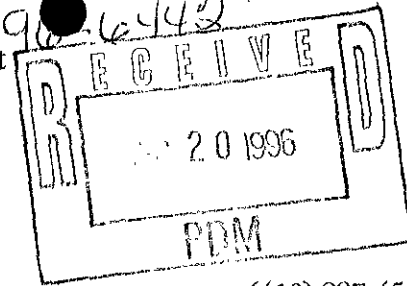
RWB:HJO:jrb

cc: File

ZONE42

Baltimore County Government
Fire Department

12/20/96
8



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 12/18/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF DEC. 16, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 235, 236, 237, 238, 239, 240,
241 AND 242.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 12/17/96

FROM: R. Bruce Seeley *RBS/sp*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Dec 16 '96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

235
236
237
239
240
241

RBS:sp

BRUCE2/DEPRM/TXTSBP

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: December 16, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 233, 235, 236, 239, 240, and 241

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 12.13.94
Item No. 235 (JRF)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for

Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

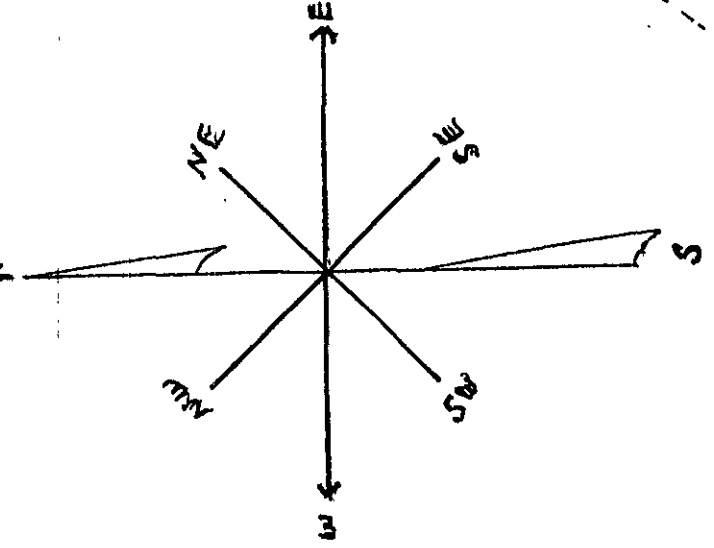
PROPERTY OF

LOCATED IN

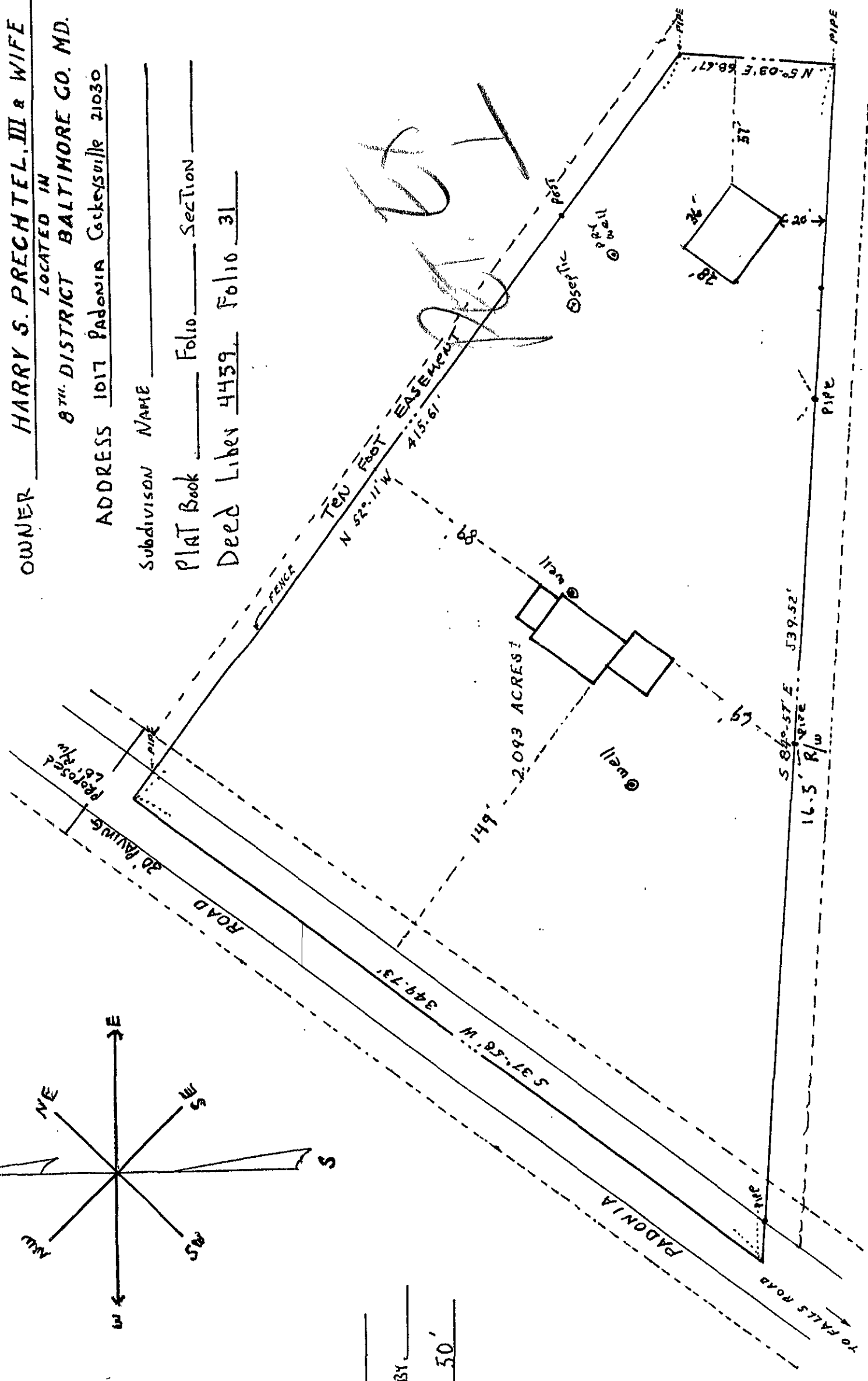
ADDRESS 1017 Padonia Cockeysville 21030

PLAT Book _____ Folio _____ Section _____

Deed Liber 4459 Folio 31

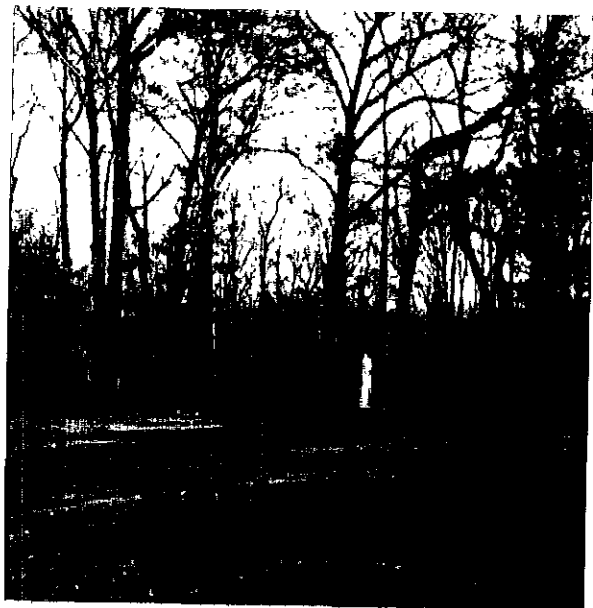


Scale 1" = 50'



	<div> <div>LOCATION INFORMATION</div> <div> COUNCILMANIC DISTRICT: 3rd ELECTION DISTRICT: 8TH 1'-200 SCALE MAP: NW 1/4 D ZONING: RC 5 LOT SIZE 2.093 <u>9,171</u> ACREAGE SQ FEET SEWER <u>2</u> PRIVATE WATER Ches. Bay Critical Area <u>NO</u> PRIORITY ZONING HEARINGS <u>NO</u> </div> </div> <div> <div>ZONING OFFICE USE ONLY</div> <div> REVIEWED BY ITEM: CASE: JRF 235 </div> </div>
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SCALE \div 1" = 50' JUNE 9, 1965
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
709 WASHINGTON AVE. TOWSON, MD.



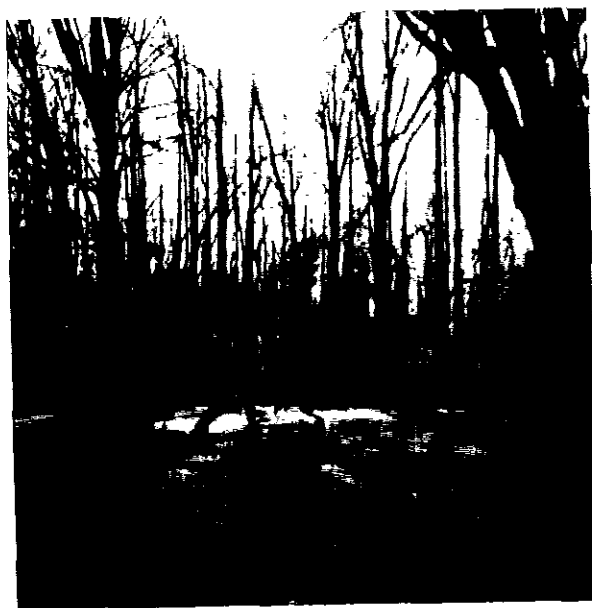
Looking SE
EXPECTED AREA



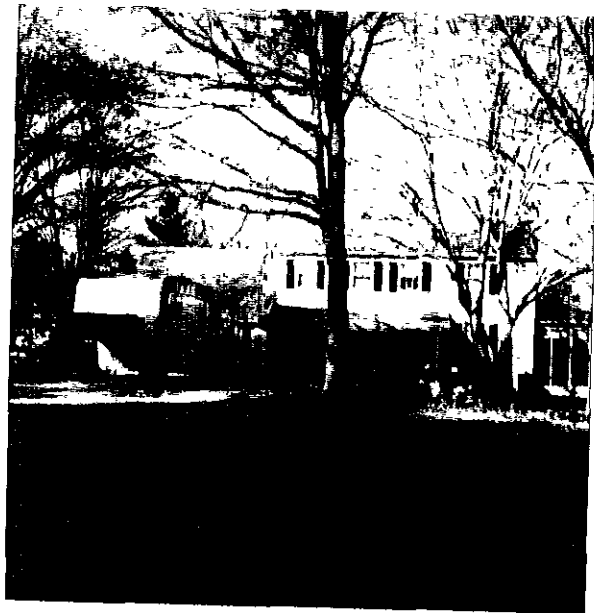
Looking SE from
NB side of property



Looking N



Looking SW



Looking NW



Looking NE

Baltimore County
Department of Permits and
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204



PICTURES
ITEM # 235

RECEIVED

IN RE: PETITION FOR ADMINISTRATIVE * BEFORE THE
 ZONING VARIANCE * ZONING COMMISSIONER
 W/S Quentin Avenue, 620 ft. S * OF BALTIMORE COUNTY
 of E. Joppa Road * Case No. 97-253-A
 8632 Quentin Avenue
 9th Election District
 4th Councilmanic District
 Jeffrey A. Giordano, et ux
 Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Jeffrey A. Giordano and Patricia A. Giordano, his wife, for that property known as 8632 Quentin Avenue, in the Oakleigh Manor subdivision of Baltimore County. The Petitioners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit a proposed carport on a detached garage to be located in the front yard with a 1 ft. setback, in lieu of the required rear yard with a 2-1/2 ft. setback, and to permit the combined accessory structure area to be larger than the dwelling as limited in Section 101 of the BCZR, in a D.R.5.5 zone. The subject property and requested relief is more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits

ORDER RECEIVED FOR FILING
 Date 1/10/97
 By M. G. Hark

LES:mmn

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Lawrence E. Schmidt
 LAWRENCE E. SCHMIDT
 ZONING COMMISSIONER
 FOR BALTIMORE COUNTY

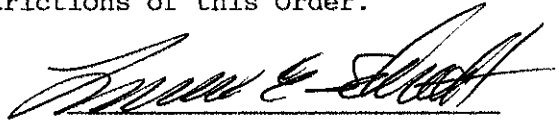
MICROFILMED

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of January 1997 that the Petition for a Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit a proposed carport on a detached garage to be located in the front yard with a 1 ft. setback, in lieu of the required rear yard with a 2-1/2 ft. setback, and to permit the combined accessory structure area to be larger than the dwelling as limited in Section 101 of the BCZR, in a D.R.5.5 zone, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The carport shall remain open on the three exposed sides and shall not be enclosed at any time.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmn

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ORDER RECEIVED FOR FILING

Date

By

1/10/97
M. Howard



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

January 8, 1997

Mr. and Mrs. Jeffrey A. Giordano
8632 Quentin Avenue
Baltimore, Maryland 21234

RE: Petition for Administrative Variance
Case No. 97-253-A
Property: 8632 Quentin Avenue

Dear Mr. and Mrs. Giordano:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

REPROFILMED





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8632 QUENTIN AVENUE

which is presently zoned DR.5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 TO PERMIT AN ADDITION

(A PROPOSED CAR PORT) ON A DETACHED GARAGE (AN ACCESSORY STRUCTURE) TO BE LOCATED IN THE FRONT YARD WITH A 1 FT. SETBACK IN LIEU OF THE REQUIRED REAR YARD WITH A 2 1/2 FT. SETBACK AND TO PERMIT THE COMBINED ACCESSORY STRUCTURE AREA of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE ATTACHED. AFFIDAVIT

TO BE LARGER THAN THE DWELLING AS LIMITED IN SECTION 101 (DEFINITION OF ACCESSORY STRUCTURE.)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s):

JEFFERY A. GIOROANO
(Type or Print Name)

Signature Jeffery A. Giordano

PATRICIA A. GIOROANO
(Type or Print Name)

Signature Patricia A. Giordano

8632 QUENTIN AVENUE (410) 882-9741
Address Phone No

BALTIMORE, MD. 21234
City State Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: _____

DATE: _____

ESTIMATED POSTING DATE: _____



Printed with Soybean Ink
on Recycled Paper

ITEM #: _____

RECORDED

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 8632 OLLENTIN AVENUE
address
BALTIMORE MD. 21234
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

DUE TO A NON-EXISTANT BACK YARD, WE REQUEST
A VARIANCE TO CONSTRUCT A CAR PORT ATTACHED
TO EXISTING GARAGE IN FRONT/SIDE YARD. The 1'
Set Back Remains in line with the Garage and there is no
Basement in the DWLG which limits the Storage Area to the
Garage and the Carport is needed to protect Autos from the
Elements. THE SIZE OF THE DWLG IS ONLY 1150 ± FT ON FIRST
FLOOR AND WOULD LIMIT MY ACCESSORY STRUCTURES (WHICH HAPPEN TO BE ATTACHED)
TO A SIZE LESS THAN REALLY NEEDED,

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Jeffery A. Giordano
(signature)
JEFFERY A. GIORDANO
(type or print name)



Patricia A. Giordano
(signature)
PATRICIA A. GIORDANO
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of December, 19 96, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JEFFERY A. GIORDANO - PATRICIA A. GIORDANO

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

12-6-96
date

Barbara E. McLean
NOTARY PUBLIC BARBARA E. MCLEAN

My Commission Expires: 7-1-99

Zoning Description

253

Zoning Description for 8632 Quentin Avenue

Beginning at a point on the west side of Quentin Ave. which is 30 feet wide at a distance of ⁶²⁰~~60~~ south of the center line of the nearest improved intersecting street, East Joppa Road, which is ~~60~~ foot wide. As recorded in Deed and Land Records of Baltimore County in Liber R.J.S. #1307, Folio 48, on the west side of Quentin Ave. N.08 25' W.12', S.83° 05' W.126.9' N.08° 25' W.88', S.83° 05' W.92' S.01° 06 W.100.9', and N.83° 05' E.236.5' to the place of beginning containing .25 acres. Also known as 8632 Quentin Avenue, Baltimore, Maryland 21234 and located in the 9th Election District, 4th Councilmanic District.

MICROFILMED

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
ISCELLANEOUS CASH RECEIPT

No. 253 JLL
029950

DATE 12/12/96 ACCOUNT R0016150

RECEIVED FROM: GORDINO
AMOUNT \$ 50.00

FOR: R. (Admiral Filipe)

MICROFILMED

COPIES ATTACHED 50.00
64-0011-504107-10-22
VALIDATION OR SIGNATURE OF CASHIER
NITON CASHIER PAK-AGENCY YELLOW-CUSTOMER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 253

Petitioner: Jeffery A Gioiardo

Location: 8632 Quenton AVE Balt, MD 21234

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Jeffery A Gioiardo

ADDRESS: 8632 Quenton AVE

Balt MD 21234

PHONE NUMBER: 410-882-9241

AJ:ggs

(Revised 09/24/96)

MICROFILMED

CERTIFICATE OF POSTING

RE: Case No.: 97-253-A

Petitioner/Developer: Mr. Jeff

Gerdonna

Date of Hearing/Closing: 1/6/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 8632 Quenton

ave, Baltimore, MD 21234

The sign(s) were posted on 12/22/96
(Month, Day, Year)

Sincerely,

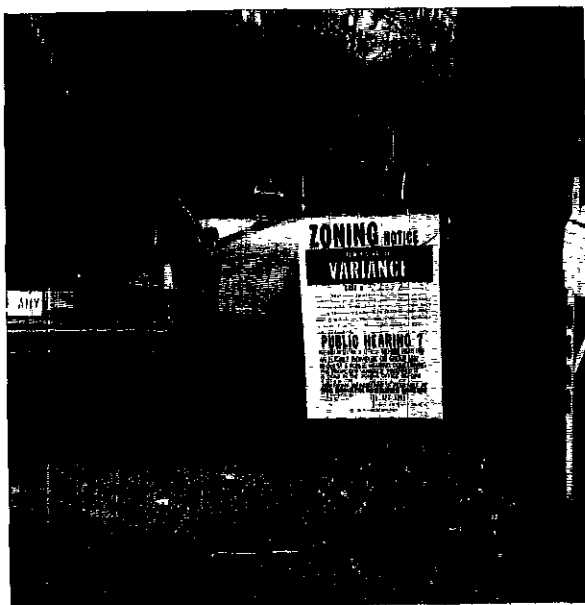
Sue W. McKenzie 12/22/96
(Signature of Sign Poster and Date)

Sue W. McKenzie
(Printed Name)

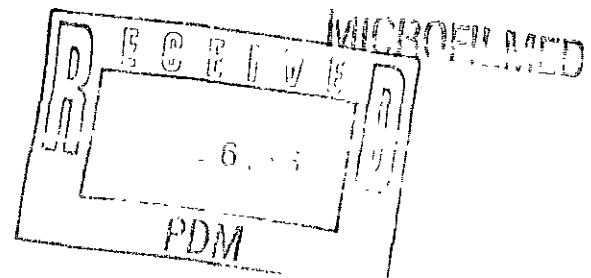
6 Topwood Ct
(Address)

Baltimore, MD 21234
(City, State, Zip Code)

668-8576
(Telephone Number)



Case # 97-253-A



Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 12/22/96

Format for Sign Printing, Black Letters on a White Background:

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 96-253-A

to Permit an addition (A Proposed Car Port) on a Detached Garage (Garage)
(An Accessory Structure) to be located in Front yard with a 1 FT setback in
lieu of the Required Rear yard with a 2 1/2 FT setback and Permit the Combined
Accessory Structure Area to be larger than the Dwelling as limited in section 101
(Definition of Accessory Structure)

PUBLIC HEARING ?

**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

**ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391**

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

DEVELOPMENT PLAN CONFERENCE SCHEDULE

MEETING LOCATION:

COUNTY OFFICE BUILDING - ROOM 123
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

* Comment 5 to Soph by 11/8/96 JCM

DATE: 11/13/96

PROJECT: WESLEY CHAPEL WOODS - ALT 1

JCM

NUMBER: 10-314

TIME: 11:00:00 AM

LOCATION: N/S BLUE MOUNT RD. AT WESLEY CHAPEL RD.

MANAGER: DONALD RASCOE

PHONE #: 887-3353

COUNCIL DISTRICT: 6

DEVELOPER'S ENGINEER: CROZIER ASSOCIATES

HEARING OFFICER'S HEARING SCHEDULE

DATE: 12/6/96

PROJECT: WESLEY CHAPEL WOODS - ALT 1

JCM

NUMBER: 10-314

TIME: 9:00:00 AM

LOCATION: N/S BLUE MOUNT RD. AT WESLEY CHAPEL RD.

MEETING LOCATION: ROOM 106, COUNTY OFFICE BLDG. 111 W.
CHESAPEAKE AVENUE TOWSON MD 21204

MANAGER: DONALD RASCOE

PHONE #: 887-3353

COUNCIL DISTRICT: 6

DEVELOPER'S ENGINEER: CROZIER ASSOCIATES



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 19, 1996

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-253-A (Item 253)
8632 Quentin Avenue
W/S Quentin Avenue, 620' S of E. Joppa Road
9th Election District - 4th Councilmanic
Legal Owner(s): Jeffrey A. Giordano and Patricia A. Giordano
Post by Date: 12/22/96
Closing Date: 01/06/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Jeffrey and Patricia Giordano

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

January 7, 1997

Mr. and Mrs. Jeffery A. Giordano
8632 Quentin Avenue
Baltimore, MD 21234

RE: Item No.: 253
Case No.: 97-253-A
Petitioner: Jeffery Giordano, et ux

Dear Mr. and Mrs. Giordano:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on December 12, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over a circular stamp that contains the same name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 12-20-96
Item No. 253 (JLL)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

/s/ Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: December 19, 1996

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 238, 244, 245, 247, 248, 249, 250, 252, (253), 255, and 256

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

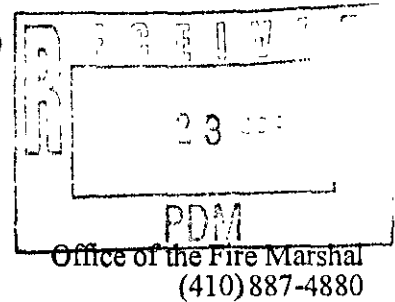
PK/JL

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500



DATE: 12/19/96

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF DEC. 23, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 245, 246, 247, 248,
249, 250, 252, 253, 254 AND 256.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: Dec. 27, 96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Dec. 23, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 246

247

249

253

255

257

RBS:sp

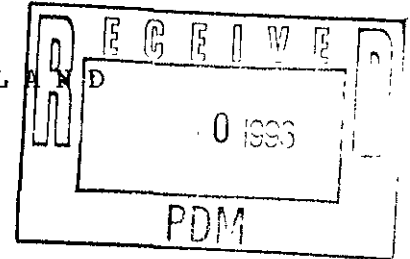
BRUCE2/DEPRM/TXTSBP

BRUCE2/DEPRM/TXTSBP

John Alexander

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE



TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: December 26, 1996

FROM: *RWB* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for December 30, 1996
Item Nos. 246, 247, 248, 250,
252, 253, 254, 256

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE43

RECEIVED

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: December 12, 1996

TO: Hearing Officer

FROM: John L. Lewis
Planner II
Zoning Review, PDM

SUBJECT: Item #253
8632 Quentin Avenue

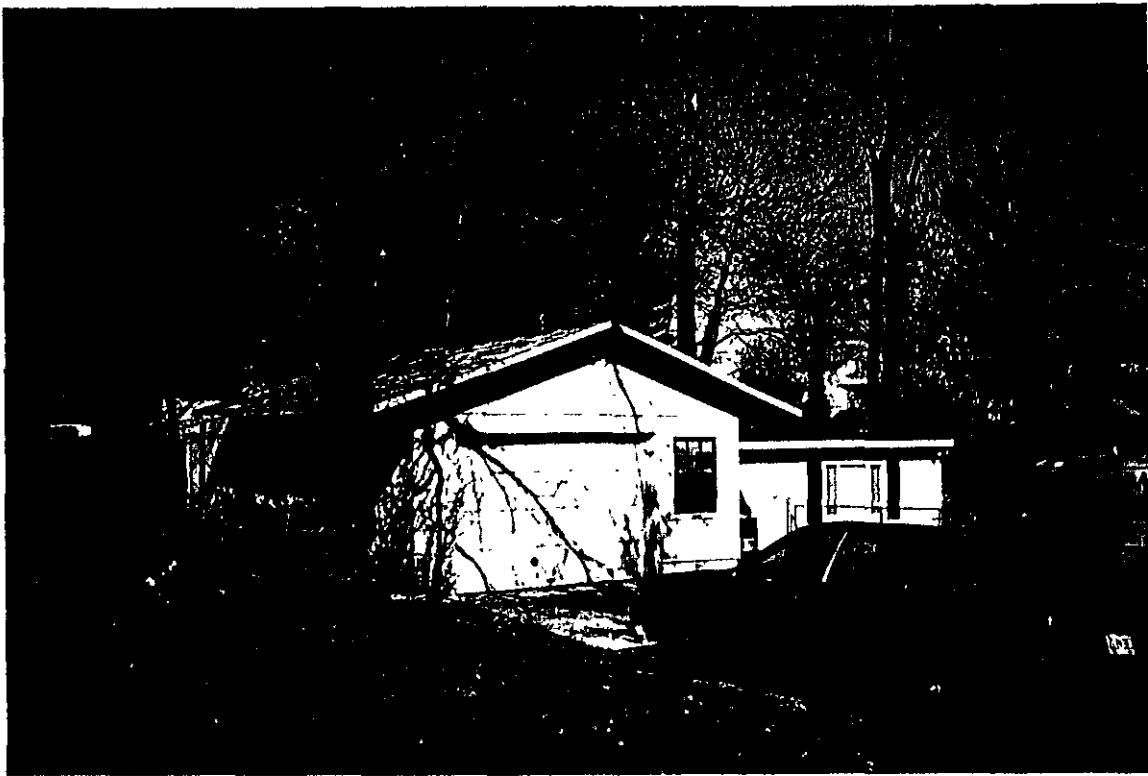
Since all structures are existing, except for the proposed addition, I let the applicant file with the drawing out of scale. I hope that this is okay by you since the dimensions are all shown. The applicant understands that there is some risk in this and revised plans could be required should you want them. My personal opinion notwithstanding.

JLL:scj

MICROFILMED

UHA 6/93 ADDITIONAL PHOTOGR.

Borrower	Giordano	File No.	960422W1
Property Address	8632 Quentin Avenue		
City	Baltimore	County	Baltimore
		State	MD
		Zip Code	21234
Lender	National Guaranteed Mortgage		



Subject

Culport to go out from Existing Front or Garage

253

MICROFILMED

9/25/2015

12

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 8332 QUENTIN AVE. BALTIMORE MD 21234 see pages 5 & 6 of the CHECKLIST for additional required information

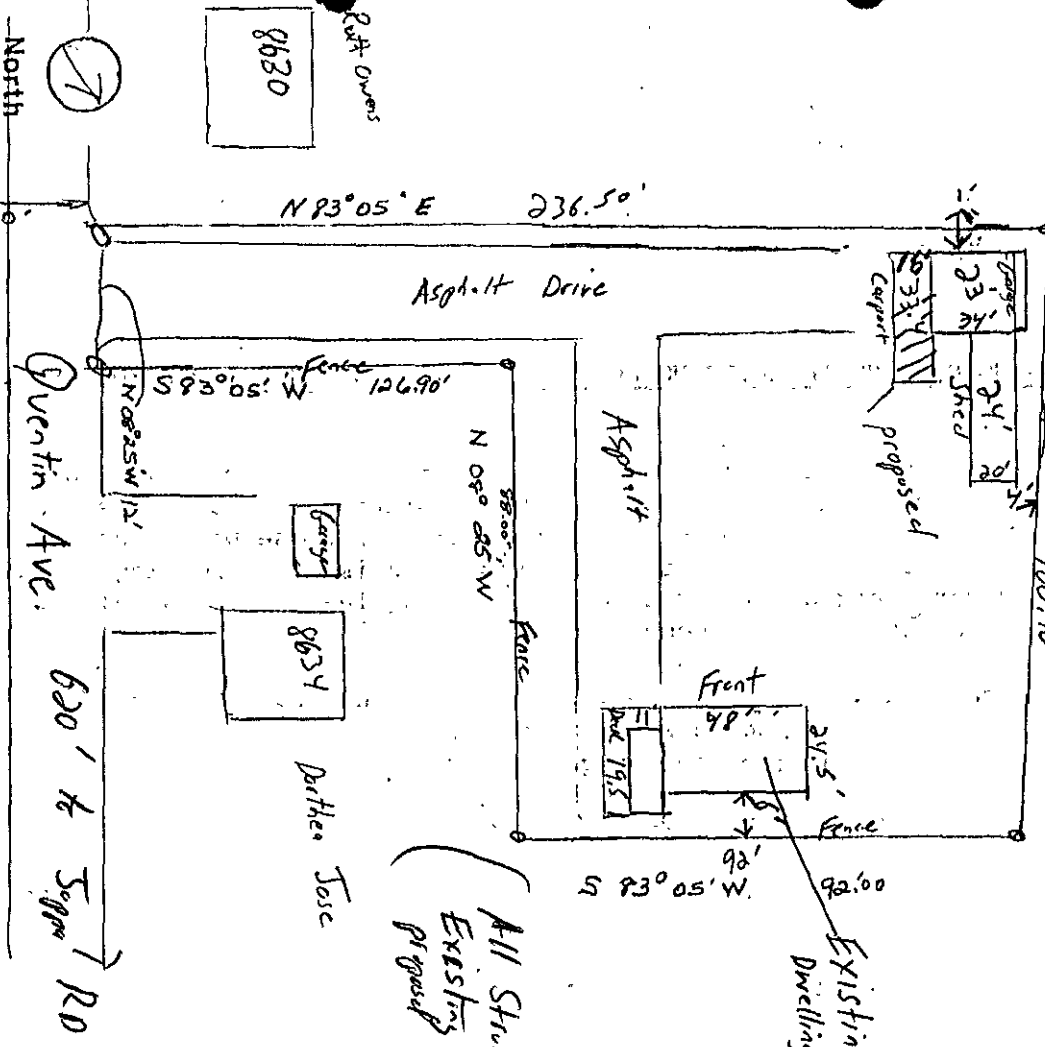
Subdivision name: OAKLEIGH MANOR

plat book # folio # lot # section #

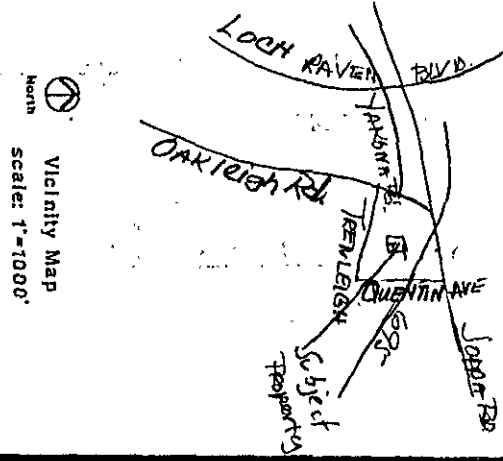
OWNER: JEFFERY A. & PATRICIA A. GIOEANO

Ret No 1

(All Structures ARE Existing Except proposed car port)



North
date: 12-6-96
prepared by: AGP
Scale of Drawing: 1" = 50' NTS



LOCATION INFORMATION

Election District: 9
Councilmanic District: 4

1"=200' scale map#:

Zoning: NE 10C D.R.S.S

Lot size: .25 Acres ±
acreage square feet

SEWER: ☒ public ☐ private
WATER: ☒ ☐
Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings:

NONE

Zoning Office USE ONLY!

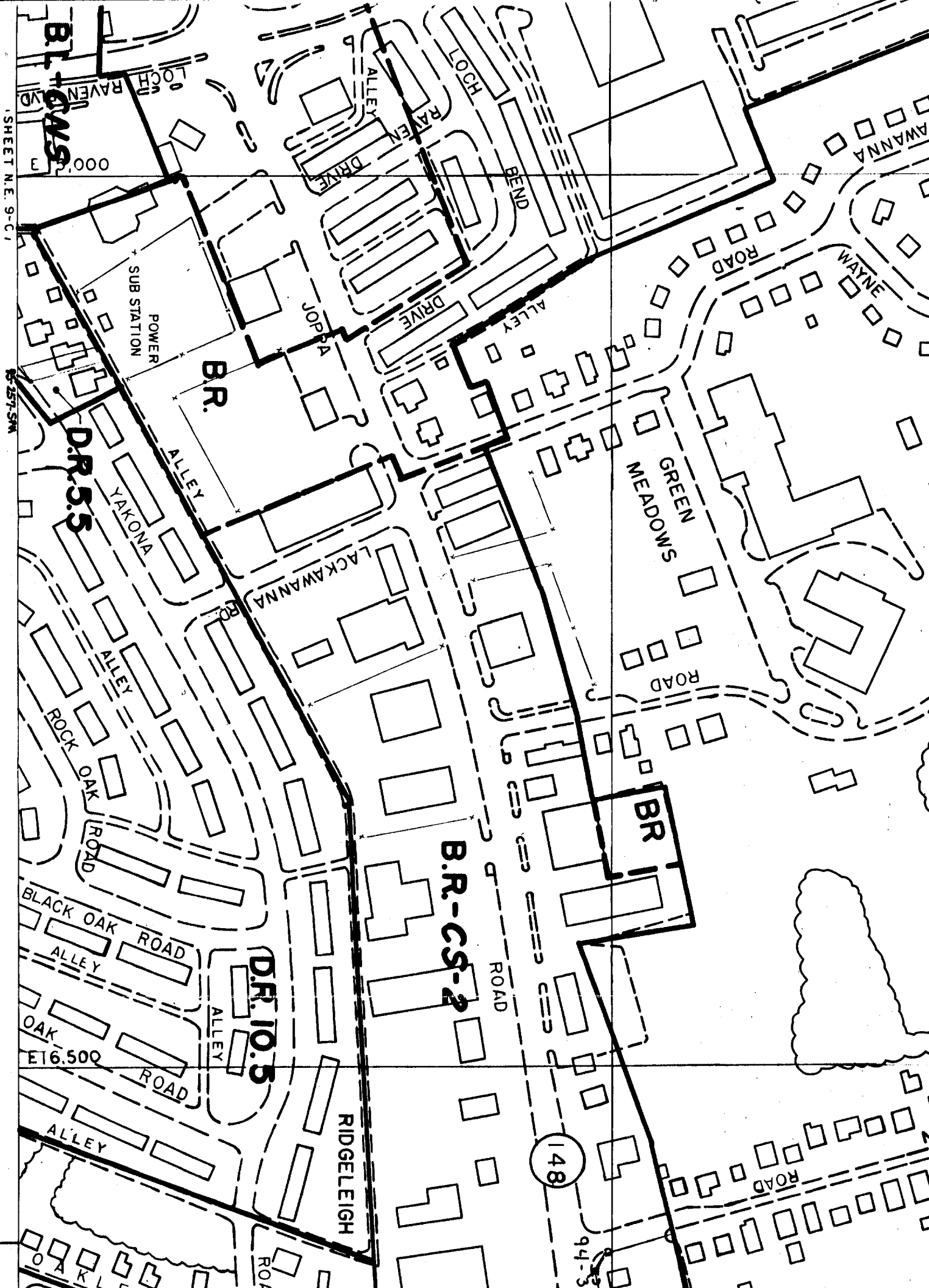
reviewed by: ITEM #: CASE#:

JC 253

IMORE COUNTY

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council

Oct 15 1992



235

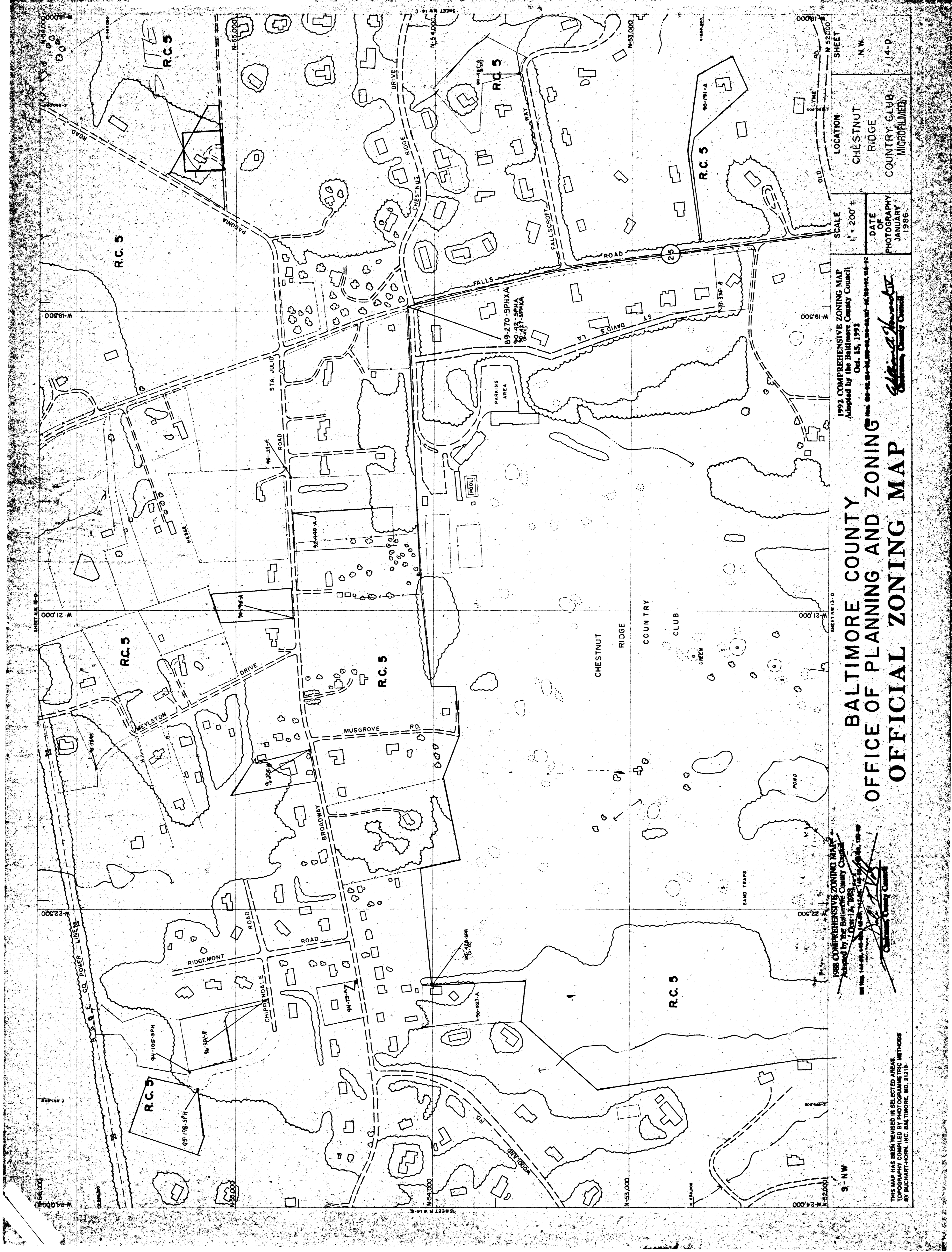


BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

MICROFILMED

SCALE	LOCATION	SHEET
1" = 200' ±	BALTIMORE	MICROFILMED
DATE OF PHOTOGRAPHY JANUARY 1986	COUNTRY CLUB	N.W. 1/4-D



**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
1998 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1998
1999 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1999

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUDGET-FORM, INC. BALTIMORE, MD. 21210

SCALE
1" = 200'
DATE OF PHOTOGRAPHY
JANUARY 1998
LOCATION
CHESTNUT RIDGE
COUNTRY CLUB
MICROFILMED
SHEET
N.W.
14-0